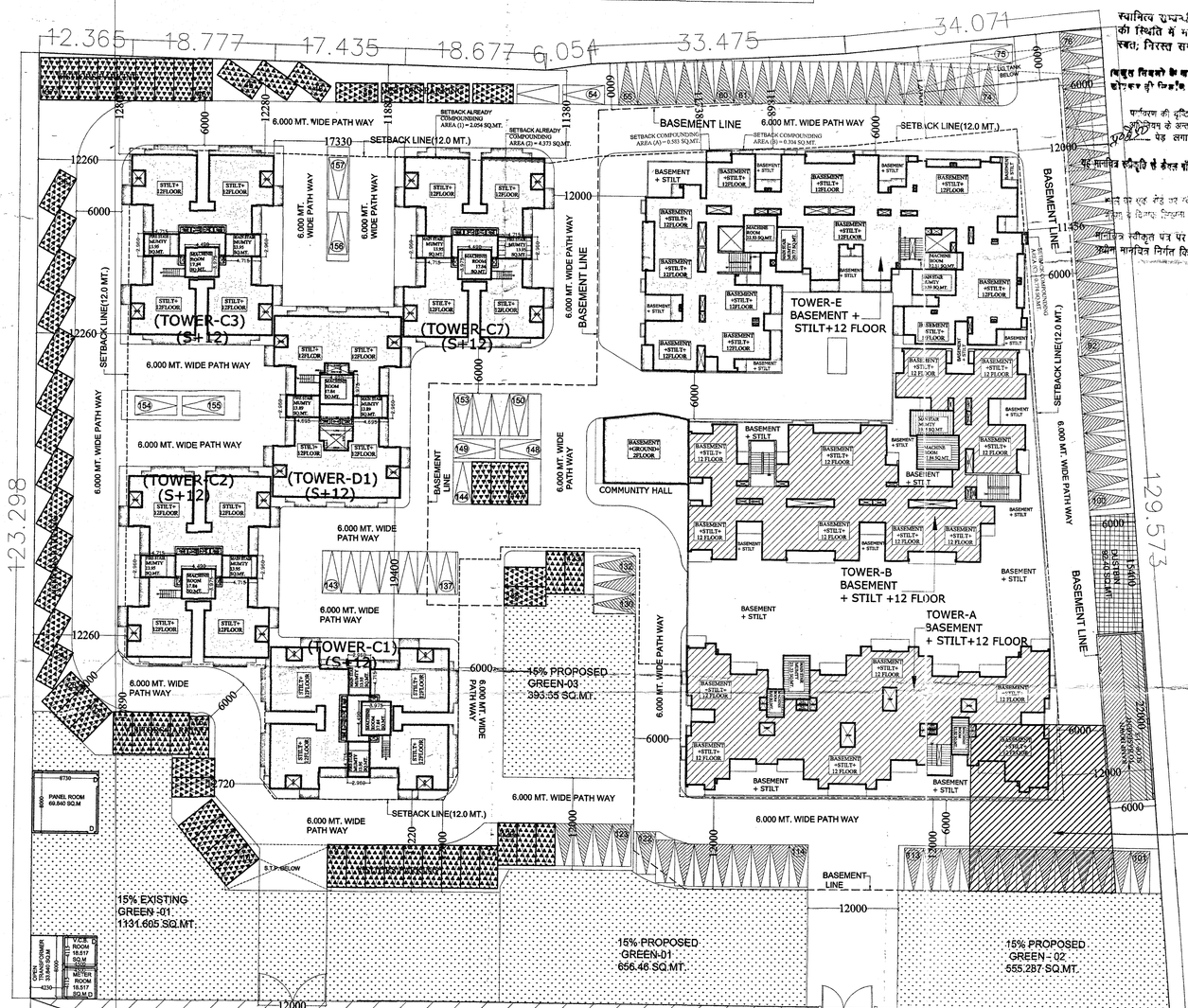
19/9/15

TOTAL SETBACK COMPOUNDING AREA
= A+B+C = 0.583+ 0.304 + 0.774 = 1.661 SQ.MT.



SITE PLAN

NOTE :-
LAND AREA 400.02482 SQ.MT. LIEN IN FAVOUR OF G.D.A. AGAINST ITS DUES AMOUNTING RS. 1,12,00695.00/- AS PER DEVELOPER AGREMENT & SECURITY BOND

समस्त प्रकार के भवन / स्ट्रक्चर की छतों हेतु विभिन्न स्तरों पर समस्त दीवारों के ऊपर आरसीसी/पी.सी.सी. टाई बीम डालना उचित/आवश्यक है जो डी.पी.सी./पी.सी. लेवल सिस्टम प्रत्येक छत के नीचे डाले जाये।

स्थानीय शासन की किसी भी विवाद की स्थिति में मानचित्र की स्वीकृति स्वतः निरस्त समझी जावेगी।

विद्युत विभाग के मानकानुसार सुरक्षित दूरी पोल की व्यवस्था करने हेतु आवेदक

पर्यावरण की दृष्टि से राज्य वन निधि अधिनियम के अन्तर्गत कम से कम 1000 पेड़ लगाने अनिवार्य है।

यह मानचित्र स्वीकृति से कैलेन्डर वर्ष तक वैध है

भवन पर एक पेड़ का स्थापित नगरपालिका की सीमा के भीतर लिखना अनिवार्य होगा।

मानचित्र स्वीकृत पत्र पर अंकित शर्तों के अधीन मानचित्र निर्गत किया जाता है।

गाजियाबाद विकास प्राधिकरण
संख्या 641/मा/7
दिनांक 19-6-11
स्वीकृत
सी० ए० ओ०
19/9/15

भवन निदेशक
गाजियाबाद विकास प्राधिकरण
गाजियाबाद

मुख्य अभियन्ता
गाजियाबाद विकास प्राधिकरण
गाजियाबाद

AREA STATEMENT

S.NO	PARTICULARS		SQ.MTR.
1	TOTAL PLOT AREA		21,340.00
2	ROAD AREA IN PLOT		3,098.78
3	BALANCE PLOT AREA = 1 - 2		18,241.22
4	REQUIRED 15 % OF PLOT AREA AS PLOT GREEN = 15 % OF 18,241.22 = 2,736.18 SQ.MT.		2,736.18
5	NET PLOT AREA = 3 - 4 = 18,241.22 - 2,736.18 = 15,505.04 SQ.MT.		15,505.04
6	PROVIDED PLOT GREEN AREA		2736.902
	A	EXISTING GREEN = 1131.605 SQ.MT.	
	B	PROPOSED GREEN = 1605.297 SQ.MT.	
		TOTAL (A+B) = 1131.605 + 1605.297 = 2736.902 SQ.MT.	
7	REQUIRED AREA FOR DUSTBIN		92.40
	• TOTAL UNITS (RESIDENTIAL) = 616 UNITS • TOTAL POPULATION = 616 X 5 = 3080 PERSONS (ASSUMING 5 PERSONS PER UNIT 1.E PLOT AREA REQ. FOR DUSTBIN (ASSUMING 1.0 No.S DUSTBIN FOR 500 PERSONS OF 15.00 SQ.MT.) = 3080 / 500 = 6.16 No.S = 6.16 X 15 = 92.40 SQ.MT.		
8	PROPOSED AREA FOR DUSTBIN		92.40
9	NET BALANCE PLOT AREA FOR HOUSING = 5 - 7 = 15,505.04 - 92.40 = 15,412.64 SQ.MT.		15,412.64
10	PERMISSIBLE GROUND COVERAGE = 15,412.64 Sqm. @ 35% + 10% COMPOUNDABLE = 15,412.64 Sqm. @ 38.5% = 5933.866 Sqm.		5933.866
11	TOTAL GROUND COVERAGE		5503.169
	A	ALREADY COMPOUNDED GROUND COVERAGE (TOWER-C1,C2,C3,C7 & D1) =1732.586 sq.mt.	
	B	ALREADY COMPOUNDED GROUND COVERAGE (TOWER- A,B & E) = 3679.502 sq.mt.	
	C	PROPOSED GROUND COVERAGE (COMMUNITY HALL) = 91.081 sq.mt.	
		TOTAL (A+B+C) =1732.586 +3679.502 +91.081 = 5503.169 SQ.MT.	
12	TOTAL PERMISSIBLE F.A.R. AREA		57,797.40
	A	PERMISSIBLE F.A.R. AREA = 15,412.64 X 2.5 = 38,531.60 SQ.MT.	
	B	PURCHASABLE F.A.R. AREA = 15,412.64 X 1.25 = 19,265.80 SQ.MT.	
		TOTAL (A+B+C) = 38,531.60 +19,265.80 = 57,797.40 SQ.MT.	
13	TOTAL PROVIDED F.A.R. AREA = 14+15+19 = 20,144.85+ 16,107.02 + 10,562.96 = 46,814.83 SQ.MT.		46,814.83
14	ALREADY COMPOUNDED F.A.R. AREA (TOWER-C1,C2,C3,C7 & D1)		20,144.85
15	ALREADY COMPOUNDED F.A.R. AREA (TOWER- A,B & E)		16,107.02
16	REQUIRED NON F.A.R AREA (PANEL ROOM,OPEN TRANSFORMER, METER ROOM & V.C.B.ROOM) = 50 SQ.M		50.00
17	PANEL ROOM,OPEN TRANSFORMER,METER ROOM & V.C.B.ROOM		140.71
	1	PANEL ROOM 69.840 SQ.M	
	2	OPEN TRANSFORMER 33.840 SQ.M	
	3	METER ROOM 18.517 SQ.M	
	4	V.C.B.ROOM 18.517 SQ.M	
		TOTAL 140.714 SAY AS 140.71	
18	EXTRA AREA IN F.A.R = PROPOSED AREA - REQUIRED AREA = 140.71 - 50.00 = 90.71 SQ.M		90.71
19	PROPOSED F.A.R. AREA (TOWER- A,B & E)		10,562.96
	A	RESIDENTAIL F.A.R. AREA = 9733.75	
	B	COMMERCIAL F.A.R. AREA = 355.16	
	C	COMMUNITY HALL F.A.R. AREA = 383.34	
	D	EXTRA AREA IN F.A.R = 90.71	
		TOTAL (A+B+C+D) = 10,562.96 SQ.MT.	
20	I.E. PURCASABLE FAR AREA = 13 - 12A = 46,814.83 - 38,531.60 = 8283.23 SQ.MT.		8283.23
21	PERMISSIBLE UNITS = 330 / 10000 X 15,412.64 = 508.61 UNITS		
		PERMISSIBLE UNITS FOR PURCHASABLE F.A.R. = 8283.23 X 330 / 25,000 = 109.33 UNITS	
		TOTAL PERMISSIBLE UNITS A+B = 617.94 UNITS SAY = 617 UNITS	
22	TOTAL PROVIDED UNITS		616 UNITS
	A	ALREADY COMPOUNDED UNITS = 232 (TOWER-C1,C2,C3,C7 & D1)	
	B	ALREADY COMPOUNDED UNITS = 273 (TOWER- A,B & E)	
	C	PROPOSED UNITS = 111 (TOWER- A,B & E)	
		TOTAL UNITS (A+B+C) = 616 UNITS	
23	REQUIRED PARKING		588 E.C.S.
	A	REQUIRED E.C.S. FOR 1.5 FAR AS PER APPROVAL @ 1 E.C.S PER 100 SQ.MT OF 23,256.66 SQ.MT. = 232.56 E.C.S.	
	B	REQUIRED E.C.S. FOR EXCESS FAR MORE THAN 1.5 F.A.R @ 1.5 E.C.S PER 100 SQ.MT OF = 46,814.83 - 23,256.66 SQ.MT. = 23,558.17 - 355.16 = 23,203.01 SQ.MT. = 348.05 E.C.S. SAY = 348 E.C.S.	
	C	REQUIRED E.C.S. FOR COMMERCIAL @ 2.00 E.C.S PER 100 SQ.MT OF = 355.16 SQ.MT. = 7.103 = SAY 7 E.C.S.	
		TOTAL REQUIRED PARKING (A+B+C) = 588 E.C.S.	
24	PROVIDED PARKING AS PER E.C.S.		621 E.C.S.
	A	OPEN PARKING = 243 E.C.S.	
	B	STILT PARKING AREA = 4521.292 SQ.MT. @ 28 SQ.MT. PER E.C.S. = 161.47 E.C.S. SAY 161 E.C.S.	
	C	BASEMENT PARKING AREA = 6559.969 SQ.MT. @ 32 SQ.MT. PER E.C.S. = 217.49 E.C.S. SAY 217 E.C.S.	
		TOTAL PARKING (A+B+C) = 621 E.C.S.	
25	PROVIDED PARKING AS PER LAYOUT		588 CARS
	A	STILT PARKING = PRIMARY = 83 CARS; MECHANICAL = 74 X 2 = 148 CARS; TOTAL = 231 CARS	
	B	STILT PARKING = PRIMARY = 114 CARS; SECONDARY = 13 CARS; TOTAL = 127 CARS	
	C	BASEMENT PARKING = PRIMARY = 56 CARS; SECONDARY = 28 CARS; MECHANICAL = 77 X 2 = 154 CARS; TOTAL = 238 CARS	
		TOTAL PARKING (A+B+C) = 588 CARS	
26	REQUIRED VISITORS PARKING = 10 % OF TOTAL REQUIRED PARKING = 10 % OF 588 = 58.8 SAY 59 VISITORS PARKING		59 CAR
27	PROVIDED 10% VISITORS PARKING		59 CAR
28	TOTAL NON F.A.R. AREA (29+30+31+32+33+34+35+36+37) = 13,737.678 SQ.MT.		13,737.678
29	TOTAL EXISTING FIRE STAIR CASE AREA		1337.375
	A	EXISTING FIRE STAIR CASE AREA = 775.06 SQ.MT.	
	B	EXISTING FIRE STAIR CASE AREA (TOWER- C1,C7,C(C7 + D1) = 562.315 SQ.MT.	
		TOTAL (A+B) = 1337.375 SQ.MT.	
30	PROPOSED FIRE STAIR CASE AREA		370.50
31	TOTAL EXISTING STILT AREA		4521.292
	A	STILT PARKING AREA (TOWER - C1,C2,C3,C7 + D1) = 1511.79 SQ.MT.	
	B	STILT PARKING AREA = 3009.502 SQ.MT. (TOWER - A , B & E)	
		- - TOTAL (A+B) = 4521.292 SQ.MT.	
32	TOTAL EXISTING MUMTY AREA		111.914
	A	MUMTY AREA (TOWER - C1,C2,C3,C7 + D1) = 70.744 SQ.MT.	
	B	MUMTY AREA (TOWER - E) = 41.17 SQ.MT.	
		TOTAL (A+B) = 111.914 SQ.MT.	
33	TOTAL PROPOSED MUMTY AREA		41.18
34	TOTAL EXISTING MACHINE ROOM AREA		128.24
	A	MACHINE ROOM AREA (TOWER - C1,C2,C3,C7 + D1) = 93.39 SQ.MT.	
	B	MACHINE ROOM AREA (TOWER - E) = 34.85 SQ.MT.	
		TOTAL (A+B) = 128.24 SQ.MT.	
35	TOTAL PROPOSED MACHINE ROOM AREA		46.33
36	EXISTING BASEMENT AREA		7130.847
37	(EQUIRED NON F.A.R AREA (PANEL ROOM,OPEN TRANSFORMER, METER ROOM & V.C.B.ROOM) = 50 SQ.M		50.00
38	TOTAL BUILT-UP AREA		60,552.508
	A	TOTAL F.A.R. AREA = 46,814.83 SQ.MT.	
	B	TOTAL NON F.A.R. AREA = 13,737.678 SQ.MT.	
		TOTAL (A+B+) = 60,552.508 SQ.MT.	
39	15% GREEN AREA DETAIL :-		2736.902
	EXISTING GREEN AREA	PROPOSED GREEN AREA	
	EXISTING GREEN-01 = 1131.605	PROPOSED GREEN-01 = 656.46	
		PROPOSED GREEN-02 = 555.287	
		PROPOSED GREEN-03 = 393.55	
	TOTAL = 1131.605	TOTAL = 1605.297	
	TOTAL GREEN AREA (EXISTING GREEN + PROPOSED GREEN) = 1131.605 + 1605.297 = 2736.902 SQ.MT.		
40	SETBACK AREA DETAIL :-		8.088
	ALREADY COMPOUNDED	FOR COMPOUNDED	
	AREA (1) = 2.054 SQ.MT.	AREA (A) = 0.583 SQ.MT.	
	AREA (2) = 4.373 SQ.MT.	AREA (B) = 0.304 SQ.MT.	
		AREA (C) = 0.774 SQ.MT.	
	TOTAL = 6.427 SQ.MT.	TOTAL = 1.661 SQ.MT.	
	TOTAL SETBACK AREA = (ALREADY COMPOUNDED + COMPOUNDED) = 6.427 + 1.661 = 8.088 SQ.MT.		

LEGEND:-

- PRIMARY
- MECHANICAL
- VISITORS PARKING
- ALREADY COMPOUNDED TOWER
- PROPOSED

PROJECT:-
GROUP HOUSING PLAN FOR DEVIKA SKYPERS AT KHASRA NO 1148 VILLAGE NOOR NAGAR GHAZIABAD (UTTAR PARDESH)
M/S SHOMIT FINANCE LTD

BUILDERS & PROMOTER :-
M/S SHOMIT FINANCE LTD

DRAWING TITLE :-
SITE PLAN

ARCHITECTS :
Space Designers International
Space Designers
architects & planners
5 / 1306 , VASUNDHARA , GHAZIABAD
PH : 0120-4128214, Mob: 9811070399 , 8811336231
e-mail : spaceds@gmail.com, www.spaceds.com

DRAWN BY :-	CHECKED BY :-	SCALE	DATED :-
SANJAY	VISHAL	1: 350	

for Shomit Finance Ltd.
Director
OWNER'S SIGN

VISHAL MITTAL ARCHITECT
ARCHITECTS SIGN

DRG. NO.- 01A